

City Council
Atlanta, Georgia

08-0 -0316

AN ORDINANCE
BY: ZONING COMMITTEE

U-08-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of Section 16.07.005 (1)(b), the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a PERSONAL CARE HOME, is hereby approved. Said use is granted to **NEXT GENERATION DEVELOPMENT CENTER** and is to be located at **1271 ARKWRIGHT PLACE, S.E.**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 208, 15th District, Dekalb County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in Land Lot 208 of the 15th District in the City of Atlanta of DeKalb County, Georgia and being more particularly described as follows:

Commencing from the intersection of the southerly right-of-way of Arkwright Place (having a variable right-of-way) and the westerly right-of-way of Dahlgren Street (having a 40 foot right-of-way) at a point, said point being **TRUE POINT OF BEGINNING**;

Thence along said right-of-way of Dahlgren Street proceeding South 00 degrees 54 minutes 18 seconds West for a distance of 212.74 feet to a point; Thence leaving said right-of-way proceeding South 89 degrees 26 minutes 04 seconds West for a distance of 99.27 feet to a point; Thence proceeding North 00 degrees 15 minutes 57 seconds East for a distance of 201.42 feet to a point along said right-of-way of Arkwright Place; Thence along said right-of-way proceeding with a curve turning to the left with an arc length of 102.43 feet, with a radius of 3480.10 feet, (said curve being subtended by a chord bearing of North 83 degrees 06 minutes 45 seconds East, with a chord length of 102.43 feet to a point, said point being the **TRUE POINT OF BEGINNING**.

Said tract or parcel containing 0.48 acres

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